

**BOARD OF ZONING APPEALS
MAY 29, 2007**

9:30

Calendar No. 07-61:

3274 West 126th Street

Ward 19

Dona Brady

8 Notices

Letisa Berry, owner, appeals for an expansion of use to include a day care in an existing one-family dwelling, situated on a 50' x 120' parcel located in an A1 One-Family District on the west side of West 126th Street at 3274 West 126th Street; the proposed day care use required to be 30' from any adjoining premises in a residence district not used for a similar purpose and subject to approval from the Board of Zoning Appeals according, to the provisions of Section 337.02(f)(3)(c) of the Codified Ordinances. (Filed 4-26-07) _____

9:30

Calendar No. 07-62:

1449 West 58th Street

Ward 17

Matthew Zone

15 Notices

Ohio Conference Association of the 7th Day Adventist Church, owner, and Pastor Oswaldo Magna, appeal to erect a two-story church building for assembly and educational purposes and a 31 car parking lot, proposed to be situated on a 193' x 135' corner parcel located in a Two-Family District on the northeast corner of West 58th Street and Franklin Avenue at 1449 West 58th Street; contrary to Sections 337.03(b) and 337.02(e)(1), the proposed building and uses are not at least 15 feet from an adjoining premises in a residence district; and contrary to Section 357.04, a front yard of 9 feet is provided along Franklin Avenue where 15 percent of the lot depth, or a front yard of 22 feet, is required; and Section 349.08 requires a 4 foot wide landscape strip, opaque fence or wall at least 3 feet high to screen lots containing 5 or more parking spaces from all adjoining lots in a residence district; and 31 parking spaces are provided, where the total of 256 occupants for both church and assembly require 1 space for each 6 occupants, or 43 parking spaces, according to the provisions of Section 349.04(e) of the Codified Ordinances. (Filed 4-26-07)

9:30

Calendar No. 07-63:

2327 West 5th Street

Ward 13

Joe Cimpermn

8 Notices

Raul Torres, owner, appeals to change an existing two dwelling unit structure to a single dwelling unit, proposed to be situated on an irregular shaped 20' x 67.5' parcel located in a B1 Multi-Family District on the east side of West 5th Street at 2327 West 5th Street; contrary to Section 355.05A, a minimum lot area of 2,025 square feet is provided and 4,800 square feet is required; with no rear yard nor interior side yard provided, contrary to Section 357.08(a)(2)(b)(1) and Section 357.09(a)(2)(b)(2)A that require a 20' rear yard and a 10' aggregate of interior side yard; and no parking space is provided, contrary to Section 349.01 of the Codified Ordinances. (Filed 4-27-07) _____

**BOARD OF ZONING APPEALS
MAY 29, 2007**

9:30

Calendar No. 07-64:

2337 West 5th Street

Ward 13

Joe Cimperman

8 Notices

Raul Torres, owner, appeals to change an existing two dwelling unit structure to a single dwelling unit, proposed to be situated on an irregular shaped 20' x 53.16' parcel located in a B1 Multi-Family District on the east side of West 5th Street at 2337 West 5th Street; contrary to Section 355.05A, a minimum lot area of approximately 1,300 square feet is provided and 4,800 square feet is required; with no rear yard nor interior side yard are provided, contrary to Section 357.08(a)(2)(b)(1) and Section 357.09(a)(2)(b)(2)A that require a 20' rear yard and a 10' aggregate of interior side yard; and no parking space is provided, contrary to Section 349.01 of the Codified Ordinances. (Filed 4-27-07)

9:30

Calendar No. 07-65:

4219 West 15th Street

Ward 15

Brian Cummins

4 Notices

Margaret Kerfonta, owner, appeals to construct a 14' x 24' wolmanized wooden ramp at the front of an existing one family dwelling, situated on a 40' x 120.67' parcel located in an A1 One-Family District on the east side of West 15th Street at 4219 West 15th Street; as proposed, the ramp projects more than 6 feet into the front yard and extends to within 9 feet of the street line and not 10 feet as required in Section 357.13e(b)(4) of the Codified Ordinances. (Filed 4-30-07)

POSTPONED FROM APRIL 23, 2007

10:30

Calendar No. 07-36:

8000 Euclid Avenue

Ward 6

Patricia Britt

14 Notices

John R. and Barbara Linn, owners, the Zaremba Group LLC and Matt Casey, agent, appeal to construct a retail store building proposed to be situated on an irregular shaped corner parcel, located in split zoning between a General Retail Business District and a Multi-Family District on the southeast corner of Euclid Avenue and East 79th Street at 8000 Euclid Avenue; subject to the limitations of Section 337.08, a retail store and premises are not permitted in a Multi-Family District and the proposed parking spaces measure 162 square feet where accessory parking spaces shall be at least 180 square feet, according to the provisions of Section 325.03 of the Codified Ordinances. (Filed 3-19-07; testimony taken.)

First postponement granted for additional review of the proposed plan with neighboring property owners, the local development corporation, appellants and City Planning.

**BOARD OF ZONING APPEALS
MAY 29, 2007**

POSTPONED FROM APRIL 23, 2007

10:30

Calendar No. 07-42:

2222 Detroit Avenue

Ward 13

Joe Cimperman

Vincent Potochar, et al, appeal under the authority of Section 76-6(b) of the Cleveland City Charter and Section 329.02(d) of the Cleveland Codified Ordinances from an action of the City Planning Commission dated March 2, 2007, granting a motion to approve the request to amend the Planned Unit Development for Stonebridge Towers, Phase 4, by approving the as-built drawings of the parking spaces for the parking garage. (Filed 4-2-07)

Postponement taken to amend notifications and due to absence of the project developer.
